

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Magnolia / 11

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 387

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$270,400	\$254,200	\$524,600			
2010 Value	\$270,400	\$237,700	\$508,100	\$558,900	90.9%	14.05%
Change	\$0	-\$16,500	-\$16,500			
% Change	0.0%	-6.5%	-3.1%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$324,600	\$269,800	\$594,400
2010 Value	\$324,600	\$251,200	\$575,800
Percent Change	0.0%	-6.9%	-3.1%

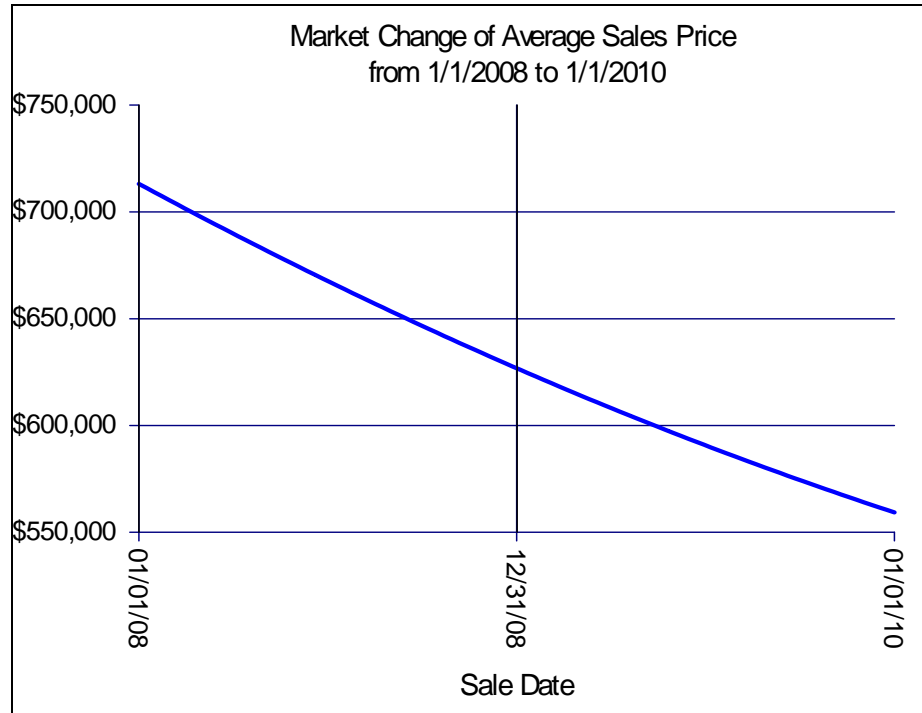
Number of one to three unit residences in the Population: 6375

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

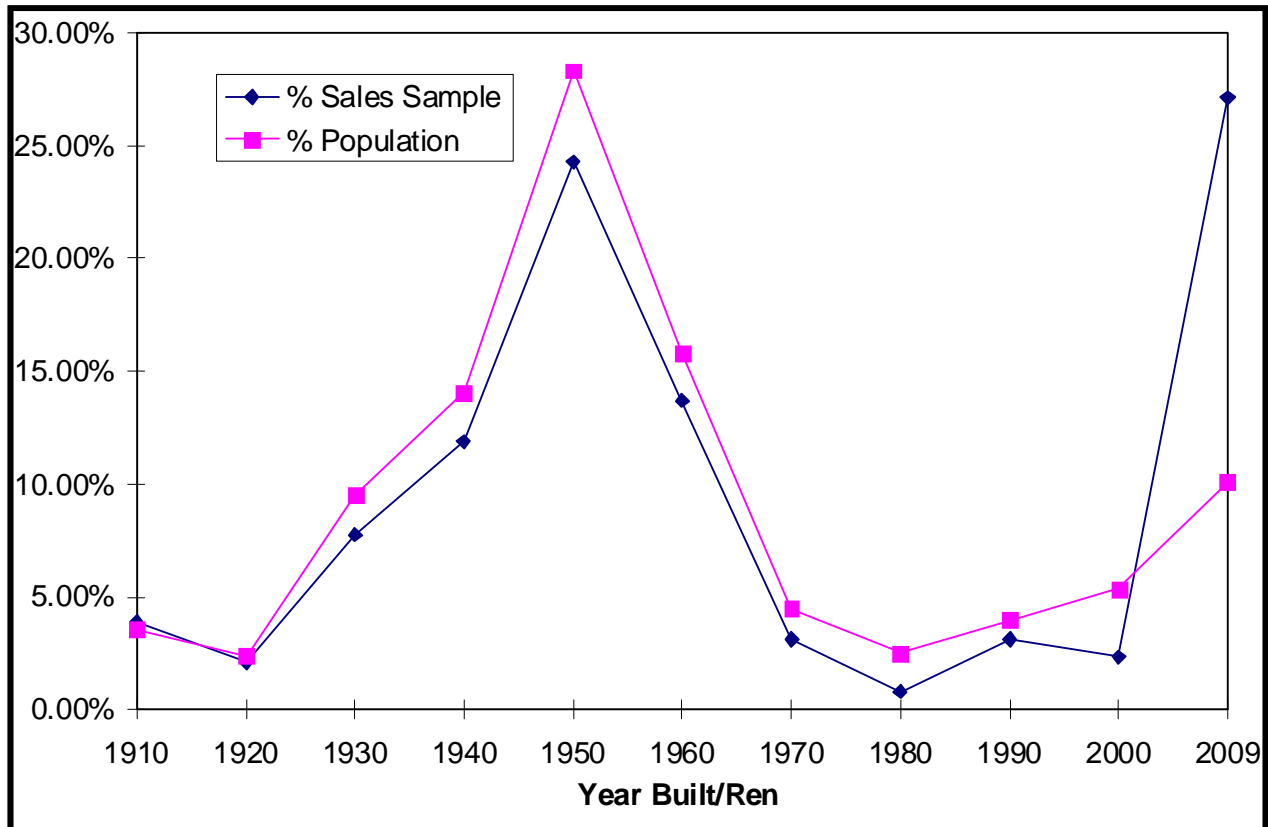
Market Change of Average Sale Price in Area 11
From 1/1/08 to 1/1/10



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	15	3.88%
1920	8	2.07%
1930	30	7.75%
1940	46	11.89%
1950	94	24.29%
1960	53	13.70%
1970	12	3.10%
1980	3	0.78%
1990	12	3.10%
2000	9	2.33%
2009	105	27.13%
	387	

Year Built/Ren	Frequency	% Population
1910	226	3.55%
1920	152	2.38%
1930	605	9.49%
1940	896	14.05%
1950	1806	28.33%
1960	1009	15.83%
1970	286	4.49%
1980	159	2.49%
1990	253	3.97%
2000	341	5.35%
2009	642	10.07%
	6375	

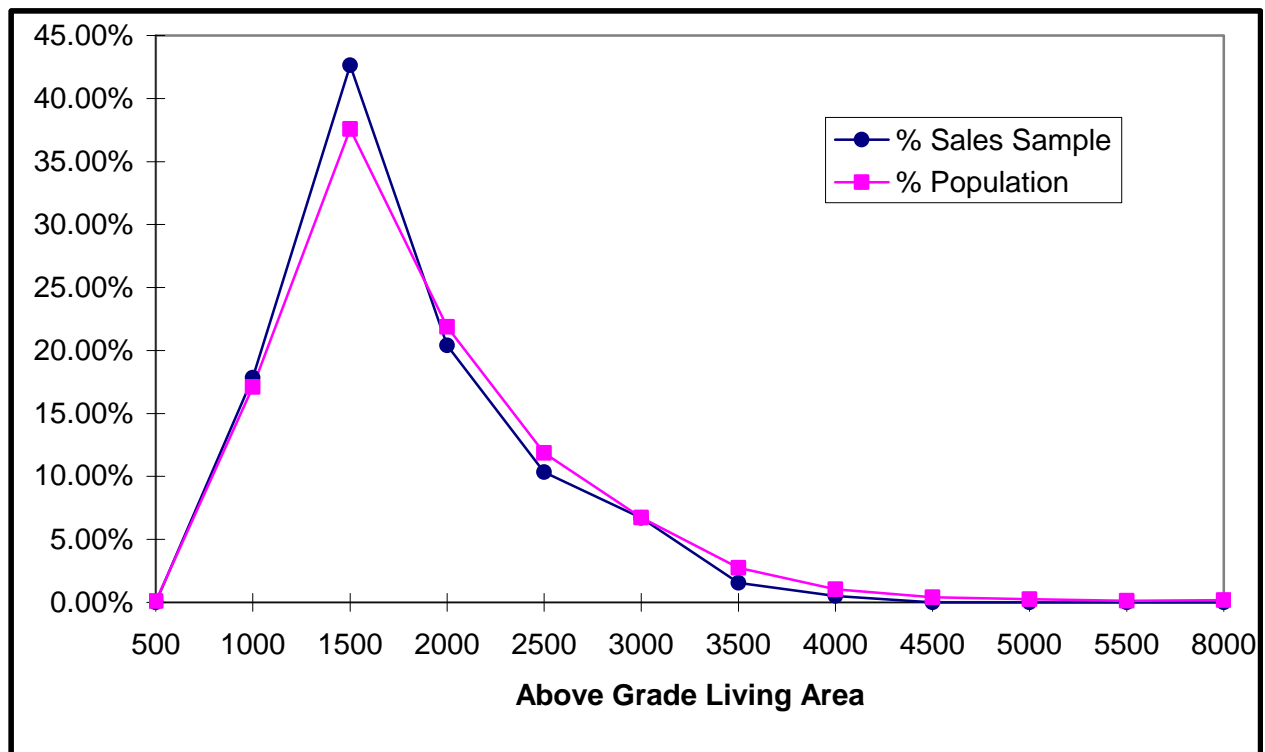


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	69	17.83%
1500	165	42.64%
2000	79	20.41%
2500	40	10.34%
3000	26	6.72%
3500	6	1.55%
4000	2	0.52%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
	387	

Population		
AGLA	Frequency	% Population
500	6	0.09%
1000	1090	17.10%
1500	2396	37.58%
2000	1395	21.88%
2500	756	11.86%
3000	429	6.73%
3500	175	2.75%
4000	66	1.04%
4500	26	0.41%
5000	17	0.27%
5500	8	0.13%
8000	11	0.17%
	6375	

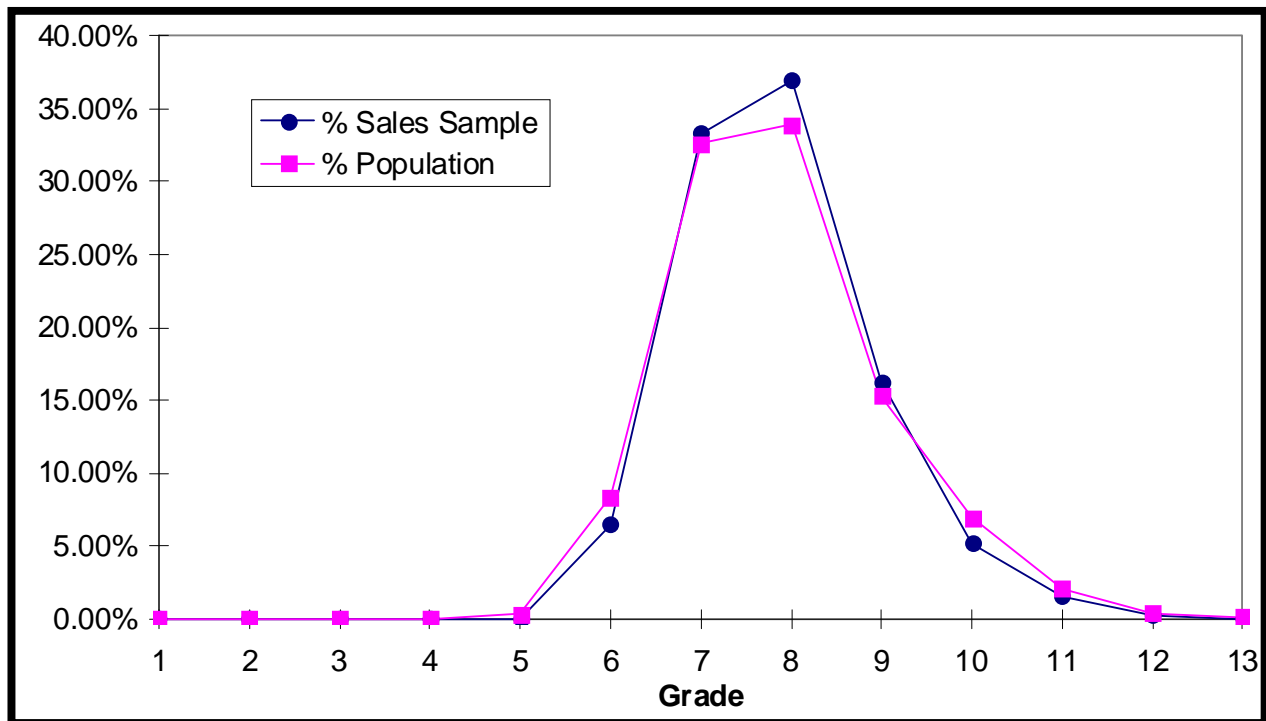


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	25	6.46%
7	129	33.33%
8	143	36.95%
9	63	16.28%
10	20	5.17%
11	6	1.55%
12	1	0.26%
13	0	0.00%
387		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	22	0.35%
6	534	8.38%
7	2079	32.61%
8	2160	33.88%
9	974	15.28%
10	440	6.90%
11	131	2.05%
12	25	0.39%
13	10	0.16%
6375		



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: May 5, 2010

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.0, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 387 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / 0.9540988 x .925*

The resulting total value is rounded down to the next \$1,000, *then*:

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 35.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the -3.1 % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * 0.969.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the -3.1 % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * 0.969
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- * If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 90.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -3.1%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

Ratio studies of assessments before and after this annual update are included later in this report.

Area 11 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

Standard Area Adjustment

-3.05%

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 11 Sale Price changes (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.783	-21.7%
2/1/2008	0.792	-20.8%
3/1/2008	0.801	-19.9%
4/1/2008	0.810	-19.0%
5/1/2008	0.819	-18.1%
6/1/2008	0.828	-17.2%
7/1/2008	0.837	-16.3%
8/1/2008	0.846	-15.4%
9/1/2008	0.856	-14.4%
10/1/2008	0.864	-13.6%
11/1/2008	0.874	-12.6%
12/1/2008	0.883	-11.7%
1/1/2009	0.892	-10.8%
2/1/2009	0.901	-9.9%
3/1/2009	0.909	-9.1%
4/1/2009	0.918	-8.2%
5/1/2009	0.927	-7.3%
6/1/2009	0.937	-6.3%
7/1/2009	0.945	-5.5%
8/1/2009	0.955	-4.5%
9/1/2009	0.964	-3.6%
10/1/2009	0.973	-2.7%
11/1/2009	0.982	-1.8%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

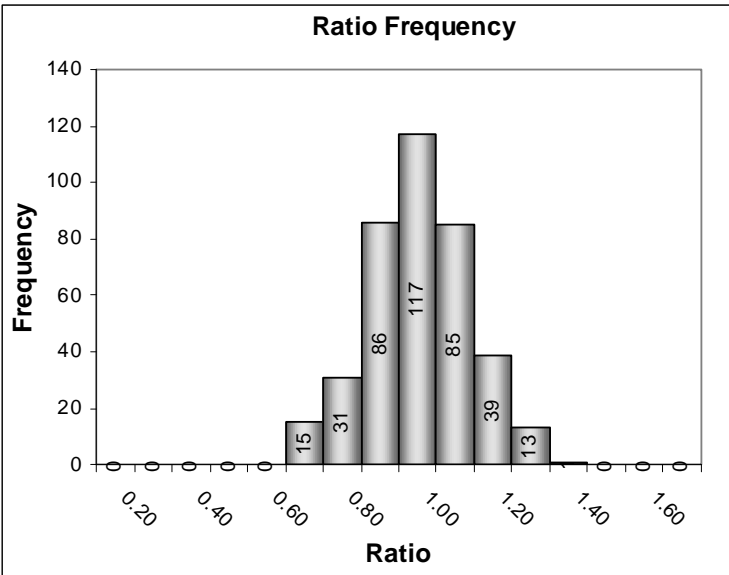
Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.810	\$425,000
Sale 2	\$475,000	10/1/2009	0.973	\$462,000
Sale 3	\$515,000	7/1/2009	0.945	\$487,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 11 is $(.9540988 + 2.830618E-04 * \text{SaleDay}) / 0.9540988$
SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: WC/Team 1	Appr. Date: 01/01/2009	Date of Report: 05/05/2010	Sales Dates: 1/2008 - 12/2009
Area Magnolia / 11	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	387		
Mean Assessed Value	524,600		
Mean Adj. Sales Price	558,900		
Standard Deviation AV	229,725		
Standard Deviation SP	257,725		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.954		
Median Ratio	0.953		
Weighted Mean Ratio	0.939		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 11. Sales Prices are adjusted for time to the Assessment Date of 1/1/2010	
Lowest ratio	0.623		
Highest ratio:	1.331		
Coefficient of Dispersion	11.25%		
Standard Deviation	0.134		
Coefficient of Variation	14.05%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.933		
Upper limit	0.971		
95% Confidence: Mean			
Lower limit	0.941		
Upper limit	0.967		
SAMPLE SIZE EVALUATION			
N (population size)	6375		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.134		
Recommended minimum:	29		
Actual sample size:	387		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	197		
# ratios above mean:	190		
z:	0.356		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

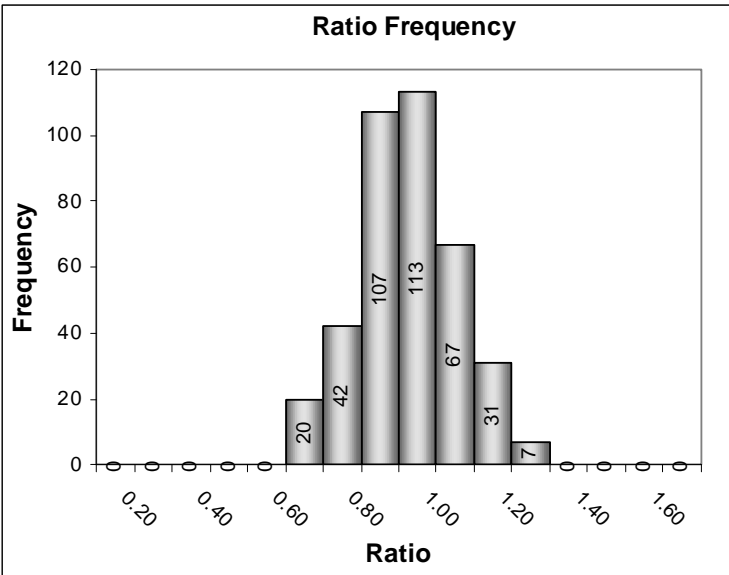
COMMENTS:

1 to 3 Unit Residences throughout area 11.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: WC/Team 1	Appr. Date: 01/01/2010	Date of Report: 05/05/2010	Sales Dates: 1/2008 - 12/2009
Area Magnolia/ 11	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 120 with increments of 20. The histogram has several bars with their frequencies labeled on top: 20 (ratio ~0.65), 42 (ratio ~0.75), 107 (ratio ~0.85), 113 (ratio ~0.95), 67 (ratio ~1.05), 31 (ratio ~1.15), and 7 (ratio ~1.25). There are also very small bars at ratios 0.20, 0.30, 0.40, 0.50, 1.30, 1.40, 1.50, and 1.60.</p>	
Sample size (n)	387		
Mean Assessed Value	508,100		
Mean Sales Price	558,900		
Standard Deviation AV	222,728		
Standard Deviation SP	257,725		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.924		
Median Ratio	0.922		
Weighted Mean Ratio	0.909		
UNIFORMITY			
Lowest ratio	0.604		
Highest ratio:	1.286		
Coefficient of Dispersion	11.25%		
Standard Deviation	0.130		
Coefficient of Variation	14.05%		
Price Related Differential (PRD)	1.016		
RELIABILITY		COMMENTS:	
95% Confidence: Median		<p>1 to 3 Unit Residences throughout area 11.</p> <p>Sales Prices are adjusted for time to the Assesment Date of 1/1/2010</p>	
Lower limit	0.904		
Upper limit	0.940		
95% Confidence: Mean			
Lower limit	0.911		
Upper limit	0.937		
SAMPLE SIZE EVALUATION			
N (population size)	6375		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.130		
Recommended minimum:	27		
Actual sample size:	387		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	197		
# ratios above mean:	190		
z:	0.356		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

1 to 3 Unit Residences throughout area 11.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	423790	0541	5/26/09	\$835,000	\$780,000	1680	7	1957	3	13250	Y	N	3123 W HARLEY ST
001	759070	0055	12/22/09	\$715,000	\$713,000	810	8	1978	3	3025	Y	Y	5606 39TH AVE W
001	102503	9328	6/23/09	\$867,500	\$818,000	3610	9	2004	3	5613	N	N	3516 W LAWTON CIR
001	102503	9332	7/29/09	\$1,100,000	\$1,049,000	2660	11	2008	3	5022	Y	N	5238 40TH AVE W
001	102503	9333	12/10/09	\$1,100,000	\$1,093,000	2800	11	2008	3	5000	Y	N	5240 40TH AVE W
003	277110	4070	4/18/09	\$270,000	\$249,000	670	6	1937	3	2500	Y	N	2850 21ST AVE W
003	668150	0180	3/17/08	\$359,000	\$289,000	750	6	1907	3	4000	N	N	2807 PATTEN PL W
003	277060	1580	2/14/08	\$370,000	\$295,000	770	6	1944	3	6000	N	N	3632 23RD AVE W
003	701070	0015	8/24/08	\$365,000	\$311,000	840	6	1947	3	4800	Y	N	4211 28TH AVE W
003	277060	1760	7/25/08	\$369,000	\$312,000	920	6	1944	5	3339	Y	N	3423 21ST AVE W
003	277060	2370	6/29/09	\$330,000	\$312,000	700	6	1926	3	2088	Y	N	2014 W BARRETT ST
003	423540	0065	4/2/08	\$384,500	\$312,000	700	6	1923	4	3118	N	N	3211 W FORT ST
003	701070	0705	8/25/08	\$379,950	\$324,000	850	6	1951	3	4000	N	N	4419 31ST AVE W
003	277060	6915	3/23/09	\$358,000	\$328,000	800	6	1950	3	6615	N	N	4201 26TH AVE W
003	232630	0105	5/1/08	\$427,000	\$350,000	830	6	1947	3	4587	N	N	2803 W ELMORE PL
003	277060	1675	8/7/09	\$370,000	\$354,000	900	6	1952	3	2886	Y	N	3456 22ND AVE W
003	277060	0840	10/26/09	\$399,000	\$391,000	780	6	1952	3	2896	Y	N	2646 23RD AVE W
003	277060	1849	10/26/09	\$214,000	\$210,000	810	7	1959	3	2247	N	N	3222 22ND AVE W
003	277060	1850	11/9/09	\$214,000	\$211,000	810	7	1959	3	3755	Y	N	3220 22ND AVE W
003	423540	0186	6/23/09	\$290,000	\$273,000	580	7	2003	3	1306	N	N	3300 B W GOVERNMENT WAY
003	277060	1778	1/29/08	\$350,000	\$277,000	1100	7	2006	3	1361	N	N	3435 B 21ST AVE W
003	423540	0185	7/28/09	\$295,000	\$281,000	580	7	2003	3	1364	N	N	3300 A W GOVERNMENT WAY
003	277060	2485	7/28/08	\$334,000	\$282,000	840	7	2000	3	898	N	N	3222 A 21ST AVE W
003	277060	2487	10/9/08	\$330,000	\$286,000	840	7	2000	3	900	N	N	3222 C 21ST AVE W
003	277060	1245	7/23/08	\$340,000	\$287,000	1010	7	1913	3	6000	Y	N	3037 22ND AVE W
003	277110	1921	3/19/09	\$315,000	\$288,000	930	7	2006	3	1251	N	N	3622 A 22ND AVE W
003	277060	1777	1/7/09	\$325,000	\$290,000	1100	7	2006	3	1397	N	N	3437 A 21ST AVE W
003	277110	1924	2/19/08	\$385,990	\$308,000	1100	7	2006	3	1629	N	N	3625 GILMAN AVE W
003	701070	1195	11/23/09	\$325,000	\$321,000	1120	7	1910	3	5272	Y	N	4449 GILMAN AVE W
003	423790	1220	11/17/08	\$375,000	\$329,000	1170	7	1956	3	4040	N	N	3411 W LAWTON ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277060	2265	9/11/09	\$341,000	\$330,000	830	7	1908	4	4200	N	N	2849 21ST AVE W
003	277060	1430	4/7/08	\$410,900	\$334,000	1250	7	1914	3	2250	Y	N	2217 W RUFFNER ST
003	423540	0200	2/24/09	\$372,500	\$338,000	1150	7	2003	3	2225	N	N	3316 A W GOVERNMENT WAY
003	277060	6820	5/9/08	\$425,000	\$349,000	1180	7	2008	3	1389	N	N	2717 A W JAMESON ST
003	277060	6812	6/9/08	\$419,950	\$349,000	1180	7	2008	3	1388	Y	N	2717 B W JAMESON ST
003	423540	0099	5/18/09	\$380,650	\$355,000	1150	7	2003	3	2289	N	N	3316 b W GOVERNMENT WAY
003	423540	0097	11/24/08	\$405,000	\$357,000	1140	7	2003	3	968	N	N	3312 B W GOVERNMENT WAY
003	701070	0300	1/6/09	\$408,000	\$364,000	1260	7	1988	3	6699	Y	N	4206 30TH AVE W
003	277060	1425	10/21/08	\$419,000	\$365,000	1380	7	1944	3	6000	Y	N	3257 22ND AVE W
003	277160	0825	8/19/09	\$391,000	\$375,000	1270	7	1910	3	5000	Y	N	2325 W SMITH ST
003	423540	0184	7/27/09	\$396,000	\$377,000	1120	7	2003	3	1287	N	N	3302 C W GOVERNMENT WAY
003	277060	6695	12/9/08	\$430,000	\$381,000	840	7	1951	4	4400	N	N	4217 27TH AVE W
003	277160	4770	4/7/09	\$425,000	\$391,000	1150	7	1953	3	3584	N	N	2623 W PLYMOUTH ST
003	119300	0035	1/30/08	\$495,000	\$392,000	1130	7	1940	4	6250	N	N	3222 28TH AVE W
003	232130	0150	7/16/08	\$475,000	\$400,000	1840	7	1926	3	5000	Y	N	2810 W BOSTON ST
003	423790	1555	6/8/09	\$435,000	\$408,000	1080	7	1952	4	4000	N	N	4519 35TH AVE W
003	277060	0595	5/2/08	\$510,000	\$418,000	1170	7	1909	3	7000	Y	N	3236 24TH AVE W
003	423540	0450	5/13/09	\$450,000	\$419,000	1310	7	1908	5	3300	N	N	4352 36TH AVE W
003	693360	0410	12/18/09	\$440,000	\$438,000	2500	7	1910	3	7056	Y	N	3230 25TH AVE W
003	423790	1460	9/2/09	\$464,400	\$448,000	1800	7	1952	4	4000	N	N	4571 35TH AVE W
003	036900	0980	12/7/09	\$452,000	\$449,000	1730	7	1983	3	6000	N	N	3843 24TH AVE W
003	277060	0435	5/7/09	\$490,000	\$455,000	1310	7	1963	3	5000	Y	N	3450 24TH AVE W
003	277160	0305	9/25/08	\$550,000	\$474,000	1070	7	1929	4	5000	Y	N	2552 24TH AVE W
003	026900	0619	2/1/08	\$602,827	\$478,000	1010	7	1947	3	5900	Y	N	2563 24TH AVE W
003	026900	0095	6/15/09	\$516,000	\$485,000	1300	7	1958	3	5432	N	N	2901 24TH AVE W
003	277160	3020	6/26/08	\$590,000	\$493,000	1120	7	1919	3	5042	N	N	2306 28TH AVE W
003	026900	0594	11/10/08	\$565,000	\$495,000	1030	7	1947	3	5546	Y	N	2566 25TH AVE W
003	232130	0240	3/24/09	\$555,000	\$508,000	1290	7	1940	3	5000	N	N	2911 W BOSTON ST
003	423790	1200	10/28/09	\$525,000	\$515,000	2350	7	1910	4	3417	N	N	4558 35TH AVE W
003	277160	3821	12/4/09	\$530,000	\$526,000	1100	7	1941	5	4000	Y	N	2107 26TH AVE W
003	277160	4700	6/23/08	\$630,000	\$526,000	1200	7	1923	4	4000	N	N	2643 W NEWTON ST

Improved Sales Used in this Annual Update Analysis
Area 11
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	119200	0380	5/7/08	\$644,310	\$529,000	1260	7	1941	4	6250	N	N	3018 27TH AVE W
003	277160	4035	6/18/09	\$573,000	\$540,000	980	7	1941	3	4000	Y	N	2645 W CROCKETT ST
003	277160	4020	2/26/08	\$715,000	\$572,000	1540	7	1946	3	4000	N	N	2633 W CROCKETT ST
003	701070	0810	5/2/08	\$698,000	\$572,000	1680	7	1901	2	11000	Y	N	4423 30TH AVE W
003	026900	0165	9/9/08	\$690,000	\$592,000	2220	7	1988	3	7200	Y	N	2815 24TH AVE W
003	232130	0335	10/14/09	\$655,000	\$640,000	1280	7	1925	4	6000	N	N	2020 29TH AVE W
003	026900	0945	7/22/08	\$870,000	\$734,000	1920	7	1937	4	4080	Y	N	2700 W SMITH ST
003	277110	2158	5/29/09	\$320,000	\$299,000	1160	8	2007	3	1263	N	N	3410 B 21ST AVE W
003	277110	2143	7/24/09	\$320,000	\$305,000	980	8	2008	3	965	N	N	3402 21ST AVE W
003	277060	1752	6/24/09	\$325,000	\$307,000	1120	8	2008	3	1260	N	N	3413 A 21st Ave W
003	277060	1544	10/21/08	\$360,000	\$313,000	1090	8	2003	3	1489	Y	N	3453 A 22ND AVE W
003	277110	2144	7/16/09	\$330,000	\$313,000	1040	8	2008	3	1327	N	N	3400 21ST AVE W
003	277060	1751	7/10/09	\$330,000	\$313,000	1120	8	2008	2	1540	N	N	3413 B 21st Ave W
003	277110	2157	7/2/08	\$375,000	\$314,000	1160	8	2007	3	1263	N	N	3410 A 21ST AVE W
003	277060	2501	8/1/09	\$330,000	\$315,000	1140	8	2008	3	1377	N	N	3204 B 21ST AVE W
003	277110	2142	6/18/09	\$335,000	\$315,000	1040	8	2008	3	1236	N	N	3404 21ST AVE W
003	277110	2140	6/10/09	\$339,000	\$318,000	1100	8	2008	3	977	N	N	2022 W BERTONA ST
003	277110	2139	8/18/08	\$375,000	\$319,000	1100	8	2008	3	1320	N	N	2024 W BERTONA ST
003	277060	1697	4/22/09	\$348,000	\$322,000	1300	8	2005	3	1653	Y	N	3432 B 22ND AVE W
003	277060	0646	1/7/08	\$412,500	\$324,000	1230	8	2001	3	1973	N	N	2308 W DRAVUS ST
003	277060	1763	7/9/08	\$390,000	\$327,000	1390	8	2000	3	1288	N	N	3425 A 21ST AVE W
003	277060	1694	1/14/09	\$365,000	\$327,000	1300	8	2005	3	1348	Y	N	3432A 22ND AVE W
003	277110	1982	1/24/08	\$417,000	\$329,000	1480	8	2007	3	795	N	N	2106 W RUFFNER ST
003	277060	0226	7/2/08	\$399,950	\$335,000	1120	8	1996	3	1958	N	N	3837 B 23RD AVE W
003	277110	2141	3/9/09	\$373,000	\$340,000	1100	8	2008	3	1376	N	N	2020 W BERTONA ST
003	277110	2156	5/19/08	\$417,000	\$344,000	1160	8	2007	3	1192	N	N	3412 B 21ST AVE W
003	277110	2155	3/3/08	\$430,000	\$345,000	1160	8	2007	3	1282	N	N	3412 A 21ST AVE W
003	277160	3308	8/14/08	\$415,000	\$353,000	1140	8	2006	3	1504	N	N	2209 THORNDYKE AVE W
003	277060	0646	1/22/09	\$400,000	\$359,000	1230	8	2001	3	1973	N	N	2308 W DRAVUS ST
003	277160	3312	8/5/09	\$385,000	\$368,000	800	8	2006	3	829	N	N	2205 THORNDYKE AVE W
003	277060	1750	10/13/08	\$425,000	\$369,000	1390	8	2008	3	1601	Y	N	3411 A 21st Ave W

Improved Sales Used in this Annual Update Analysis
Area 11
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277060	1694	10/14/09	\$380,000	\$371,000	1300	8	2005	3	1348	Y	N	3432A 22ND AVE W
003	701070	1420	4/14/08	\$466,000	\$379,000	1000	8	1939	3	5869	Y	N	4324 30TH AVE W
003	277060	1749	12/4/08	\$434,500	\$384,000	1390	8	2008	2	1600	N	N	3411 B 21st Ave W
003	277060	0207	4/13/09	\$420,000	\$387,000	1590	8	1999	3	2900	Y	N	3815 23RD AVE W
003	277060	1547	4/17/08	\$477,000	\$389,000	1319	8	2003	3	1514	N	N	3451 A 22ND AVE W
003	277060	0643	12/11/09	\$399,500	\$397,000	1230	8	2001	3	1837	Y	N	3201 23RD AVE W
003	691770	0565	2/11/08	\$512,000	\$407,000	1060	8	1952	3	4318	Y	N	4004 28TH PL W
003	277160	2886	8/6/09	\$432,000	\$413,000	1140	8	2008	3	1504	N	N	2320 THORNDYKE AVE W
003	277060	1452	6/15/09	\$450,000	\$423,000	1290	8	2008	3	1525	N	N	3442 A 23RD AVE W
003	277060	2334	11/4/09	\$452,000	\$444,000	1300	8	2008	3	1340	N	N	3042 A 21ST AVE W
003	277060	1453	2/23/09	\$495,000	\$449,000	1290	8	2008	3	1525	N	N	3442 B 23RD AVE W
003	277160	2857	9/18/09	\$475,000	\$460,000	1930	8	2008	3	915	N	N	2312 W Lynn St
003	277060	0852	5/7/08	\$575,000	\$472,000	1530	8	2007	3	1501	Y	N	2636 A 23RD AVE W
003	277060	5947	4/17/08	\$585,000	\$477,000	1630	8	2008	3	4021	N	N	4413 WILLIAMS AVE W
003	202120	0190	7/10/08	\$606,250	\$509,000	1780	8	1926	3	3892	N	N	1817 28TH AVE W
003	026900	0645	6/6/08	\$620,000	\$514,000	1650	8	1959	3	6960	Y	N	2580 26TH AVE W
003	277160	3355	1/6/09	\$580,000	\$518,000	1350	8	1959	4	5000	Y	N	2431 W LYNN ST
003	668150	0055	11/13/08	\$590,000	\$518,000	1120	8	1958	3	5040	Y	N	2826 PATTEN PL W
003	277060	0851	4/1/08	\$640,000	\$518,000	1580	8	2007	3	1500	Y	N	2638 A 23RD AVE W
003	277160	2858	9/18/09	\$545,000	\$528,000	1970	8	2008	3	1418	N	N	2310 W Lynn St
003	277060	0850	4/22/08	\$650,000	\$531,000	1580	8	2007	3	1498	Y	N	2638 B 23RD AVE W
003	701070	1460	2/19/08	\$666,500	\$532,000	2020	8	1986	3	4000	N	N	2910 W MANSELL ST
003	277160	3370	7/13/09	\$575,000	\$546,000	1210	8	1951	4	4000	Y	N	2441 W LYNN ST
003	277160	2855	2/11/09	\$609,000	\$550,000	1970	8	2008	3	1590	N	N	2302 THORNDYKE AVE W
003	701070	0140	12/19/08	\$627,500	\$557,000	1320	8	1959	3	5031	Y	N	4225 28TH PL W
003	423790	1380	7/27/09	\$615,000	\$586,000	2240	8	2007	3	4000	N	N	3518 W LAWTON ST
003	277160	3705	12/29/08	\$686,506	\$612,000	1690	8	1919	4	4000	Y	N	2415 W BOSTON ST
003	423790	1395	8/24/09	\$637,500	\$613,000	2120	8	2007	3	5000	N	N	3510 W LAWTON ST
003	119300	0275	11/12/08	\$700,000	\$614,000	1520	8	1929	5	5741	Y	N	3232 WHALLEY PL W
003	026900	0265	3/21/08	\$769,000	\$620,000	1770	8	1955	4	7680	Y	N	2806 27TH AVE W
003	701070	0265	3/3/08	\$782,000	\$627,000	2220	8	1985	3	3880	Y	N	4211 29TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	232130	0246	10/29/09	\$640,000	\$628,000	1870	8	1939	3	4500	Y	N	2111 29TH AVE W
003	026900	0146	5/9/08	\$768,450	\$631,000	1500	8	1958	4	8280	Y	N	2802 25TH AVE W
003	119300	0005	11/19/09	\$640,000	\$632,000	2390	8	1990	3	7500	N	N	3252 28TH AVE W
003	232130	0045	3/2/09	\$700,000	\$637,000	2440	8	1925	5	5000	Y	N	2912 W LYNN ST
003	026900	0240	6/20/08	\$775,000	\$646,000	1550	8	1958	3	7680	Y	N	2505 W FULTON ST
003	026900	1223	10/2/08	\$790,000	\$683,000	1960	8	1950	3	7040	Y	N	2514 W MCGRAW ST
003	503630	0446	10/20/09	\$702,000	\$687,000	1320	8	1961	4	5940	Y	N	2608 W BERTONA ST
003	026900	1130	10/6/08	\$805,000	\$697,000	1660	8	1958	5	5371	Y	N	2521 25TH AVE W
003	119300	0400	3/26/08	\$870,000	\$703,000	2190	8	1931	4	5160	N	N	2926 28TH AVE W
003	119300	0280	7/8/09	\$775,000	\$734,000	1810	8	1932	4	6339	Y	N	3228 WHALLEY PL W
003	277060	0837	5/20/08	\$937,000	\$773,000	2400	8	1966	3	4800	Y	N	2650 23RD AVE W
003	026900	0295	9/16/09	\$810,000	\$784,000	1930	8	1975	3	7680	Y	N	2827 26TH AVE W
003	026900	0985	10/8/09	\$1,100,000	\$1,072,000	3440	8	2008	3	7680	Y	N	2532 27TH AVE W
003	277060	2332	2/11/08	\$575,000	\$457,000	1400	9	2007	3	1715	N	N	3048 B 21ST AVE W
003	277060	2330	3/7/08	\$575,000	\$462,000	1380	9	2007	3	1285	N	N	3046 B 21ST AVE W
003	277060	2333	4/17/08	\$575,000	\$469,000	1400	9	2007	3	1606	N	N	3048 A 21ST AVE W
003	277060	0841	2/13/08	\$610,000	\$485,000	1690	9	2007	3	1553	Y	N	2644 B 23RD AVE W
003	277060	0842	12/1/08	\$570,000	\$503,000	1690	9	2007	3	1550	Y	N	2644 A 23RD AVE W
003	036900	0610	2/4/08	\$847,500	\$672,000	2790	9	2006	3	5500	Y	N	3827 25TH AVE W
003	423790	1550	3/6/08	\$850,000	\$682,000	2430	9	2004	3	4000	N	N	4525 35TH AVE W
003	423790	1545	10/2/09	\$722,000	\$703,000	2360	9	2004	3	4000	N	N	4527 35TH AVE W
003	277060	1117	7/7/09	\$780,000	\$739,000	2600	9	2006	3	3500	Y	N	3052 23RD AVE W
003	202120	0175	5/11/09	\$800,000	\$744,000	1710	9	1937	5	5846	Y	N	1820 CONDON WAY W
003	701070	0275	3/13/08	\$950,000	\$764,000	2840	9	2006	3	4000	Y	N	2915 W MANSELL ST
003	701070	0315	3/27/08	\$975,000	\$788,000	2470	9	2007	3	4000	N	N	2912 W ELMORE ST
003	701070	0308	3/4/08	\$992,481	\$796,000	2640	9	2007	3	4000	N	N	2916 W ELMORE ST
003	924190	0115	4/9/08	\$1,035,000	\$841,000	2120	9	2007	3	5760	N	N	3018 25TH AVE W
003	026900	1200	4/24/09	\$1,000,000	\$925,000	3420	9	2007	3	7680	Y	N	2425 24TH AVE W
003	277160	3945	8/4/09	\$1,300,000	\$1,242,000	2920	9	2008	3	5500	Y	N	2622 W NEWTON ST
003	152503	9044	10/7/09	\$515,000	\$502,000	1180	10	2008	3	1661	N	N	4306 36TH AVE W
003	152503	9055	7/21/09	\$570,000	\$542,000	1180	10	2008	3	1478	N	N	4312 36TH AVE W

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Area 11
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	152503	9058	12/7/09	\$565,000	\$561,000	1220	10	2009	3	1338	N	N	4304 D 36TH AVE W
003	152503	9014	3/21/08	\$740,000	\$597,000	1150	10	2009	3	1087	N	N	3514 W GOVERNMENT WAY
003	026900	0100	7/24/08	\$840,000	\$709,000	2390	10	1993	3	8448	N	N	2909 24TH AVE W
003	277160	3895	4/1/09	\$870,000	\$799,000	2660	10	2002	3	6700	Y	N	2114 28TH AVE W
003	701070	0125	8/14/08	\$1,050,000	\$893,000	1650	10	2005	3	5400	Y	N	4200 29TH AVE W
003	026900	0085	5/19/08	\$1,700,000	\$1,401,000	2850	10	2006	3	6654	Y	N	2908 25TH AVE W
003	277160	3265	4/21/08	\$1,800,000	\$1,469,000	3100	10	2007	3	6000	Y	N	2432 W BOSTON ST
005	137080	3640	6/30/09	\$490,000	\$463,000	800	6	1944	3	5097	Y	N	2138 MONTVALE PL W
005	277160	4370	12/7/09	\$333,000	\$331,000	900	7	1953	3	4000	Y	N	2339 W NEWTON ST
005	137080	2695	3/7/08	\$430,000	\$345,000	870	7	2009	3	5104	N	N	2318 VIEWMONT WAY W
005	202120	0130	12/4/08	\$455,000	\$402,000	890	7	1927	5	5000	Y	N	2911 W HOWE ST
005	137080	4461	5/21/09	\$475,000	\$443,000	930	7	1942	4	5111	N	N	3308 W CROCKETT ST
005	137080	4275	12/28/09	\$468,500	\$468,000	1110	7	1939	3	6874	N	N	1918 34TH AVE W
005	106800	0620	6/9/09	\$590,000	\$554,000	1390	7	1940	3	6801	Y	N	2522 37TH AVE W
005	137680	0210	3/21/08	\$700,000	\$565,000	1020	7	1939	4	8870	Y	N	2608 37TH AVE W
005	232503	9067	11/13/09	\$583,000	\$575,000	980	7	1942	3	6428	N	N	2145 CONDON WAY W
005	136430	0075	4/9/09	\$880,000	\$810,000	880	7	1939	4	11100	Y	Y	1959 PERKINS LN W
005	503930	0200	12/3/08	\$425,000	\$375,000	1270	8	1948	3	7300	N	N	1942 CLISE PL W
005	277160	4197	5/26/09	\$404,000	\$378,000	1110	8	2008	3	1121	N	N	2335 A W CROCKETT ST
005	137080	4395	11/6/08	\$453,500	\$397,000	1010	8	1947	3	5669	N	N	2110 WOLFE PL W
005	137080	2820	12/14/09	\$444,500	\$442,000	830	8	1940	3	5000	N	N	2276 VIEWMONT WAY W
005	503430	0051	5/29/09	\$538,000	\$503,000	1060	8	1952	3	4400	Y	N	3700 W ARMOUR PL
005	187750	0005	7/28/08	\$600,000	\$507,000	1500	8	1948	3	8560	N	N	3942 W BARRETT ST
005	327130	0685	8/18/08	\$599,000	\$510,000	1030	8	1951	5	3036	N	N	3249 42ND AVE W
005	137080	3025	6/19/08	\$619,000	\$516,000	1190	8	1950	3	4148	Y	N	1935 EDGEMONT PL W
005	222503	9114	7/2/08	\$625,000	\$523,000	1230	8	1954	3	5930	Y	N	2674 BISHOP PL W
005	137080	4435	2/25/09	\$582,500	\$529,000	1340	8	1946	3	5500	N	N	2121 WOLFE PL W
005	327130	0345	12/18/09	\$537,000	\$535,000	1580	8	1953	3	5800	N	N	3222 44TH AVE W
005	137680	0166	8/19/08	\$629,725	\$536,000	1300	8	1953	3	4592	N	N	2656 BISHOP PL W
005	137680	0065	2/23/09	\$599,000	\$544,000	1180	8	1965	3	4378	Y	N	2638 38TH AVE W
005	327130	0890	6/30/08	\$656,000	\$549,000	1460	8	1953	3	5800	N	N	3230 42ND AVE W

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	503730	0165	9/16/08	\$640,000	\$550,000	1780	8	1930	3	5750	N	N	1536 THORNDYKE AVE W
005	354790	0055	3/20/08	\$690,000	\$557,000	1540	8	1939	3	4000	N	N	2702 W BLAINE ST
005	232503	9043	5/19/09	\$615,000	\$574,000	2110	8	1929	4	6160	N	N	2109 CONDON WAY W
005	327130	0640	8/18/09	\$613,500	\$589,000	1980	8	1942	3	8120	N	N	3244 43RD AVE W
005	137080	2815	6/8/09	\$628,500	\$590,000	1240	8	1937	4	5000	N	N	2272 VIEWMONT WAY W
005	503530	0630	6/24/08	\$710,000	\$593,000	1190	8	1948	4	6172	N	N	3527 43RD AVE W
005	327180	0275	10/17/08	\$700,000	\$608,000	1600	8	1946	3	5800	Y	N	3056 43RD AVE W
005	232503	9044	8/11/09	\$637,000	\$610,000	1170	8	1951	3	6710	N	N	2102 31ST AVE W
005	137080	0410	12/11/08	\$700,000	\$620,000	1770	8	1939	4	4810	Y	N	2315 EASTMONT WAY W
005	137080	0740	2/6/08	\$785,000	\$623,000	2200	8	1932	3	5003	N	N	2360 W VIEWMONT WAY W
005	503930	0137	3/2/09	\$690,000	\$628,000	1590	8	1950	4	6688	Y	N	1923 31ST AVE W
005	503930	0010	1/23/08	\$798,000	\$630,000	1890	8	1929	3	6180	Y	N	2023 30TH AVE W
005	106800	0580	6/24/08	\$760,000	\$635,000	1280	8	1941	4	6957	Y	N	2551 37TH AVE W
005	327130	0375	2/15/08	\$870,500	\$693,000	1590	8	1959	4	5800	N	N	3236 44TH AVE W
005	202120	0275	8/4/08	\$840,000	\$712,000	1390	8	1948	3	5000	Y	N	1710 30TH AVE W
005	327180	0870	5/20/09	\$769,000	\$717,000	1760	8	1941	3	5800	Y	N	3006 43RD AVE W
005	106800	0355	7/7/09	\$780,000	\$739,000	1480	8	1940	4	7801	N	N	2606 40TH AVE W
005	503730	0262	2/12/08	\$953,000	\$758,000	2180	8	1950	4	5750	Y	N	1543 MAGNOLIA WAY W
005	202120	0385	2/11/08	\$960,000	\$763,000	1570	8	1921	5	5000	N	N	3020 W HAYES ST
005	327180	0870	7/20/09	\$917,500	\$873,000	1760	8	1941	3	5800	Y	N	3006 43RD AVE W
005	137380	0170	10/2/08	\$1,100,000	\$951,000	1610	8	1937	5	6300	Y	N	2820 43RD AVE W
005	395690	0405	6/5/08	\$1,205,000	\$999,000	1490	8	1959	3	5850	Y	N	3201 MAGNOLIA BLVD W
005	277160	4222	8/6/09	\$455,700	\$436,000	940	9	2008	3	1406	N	N	2315 W CROCKETT ST
005	277160	4220	6/29/09	\$485,000	\$458,000	1120	9	2008	3	1443	N	N	2311 W CROCKETT ST
005	277160	4221	8/7/09	\$485,000	\$464,000	1120	9	2008	3	1149	N	N	2313 W CROCKETT ST
005	503930	0090	11/5/09	\$605,000	\$595,000	1650	9	1952	3	6230	Y	N	1934 31ST AVE W
005	137080	2770	3/19/09	\$700,000	\$640,000	1460	9	1954	5	4534	N	N	2125 MONTVALE PL W
005	222503	9113	3/3/08	\$845,000	\$677,000	1810	9	1956	3	7293	Y	N	3806 W ARMOUR ST
005	137680	0025	4/22/08	\$834,000	\$681,000	1670	9	1948	4	6000	Y	N	2637 38TH AVE W
005	137080	2930	4/8/09	\$750,000	\$690,000	1650	9	1948	4	5876	Y	N	3528 W HOWE ST
005	503730	0305	2/6/08	\$899,000	\$714,000	2020	9	1953	4	4402	Y	N	1500 MAGNOLIA WAY W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	106800	0015	10/22/09	\$730,000	\$715,000	2210	9	1937	3	9518	Y	N	2814 39TH AVE W
005	137080	2160	12/28/09	\$720,000	\$719,000	2680	9	1983	3	5000	Y	N	2525 MONTAVISTA PL W
005	106800	0183	9/25/08	\$850,000	\$733,000	2330	9	1950	3	9000	Y	N	2612 VIEWMONT WAY W
005	327180	1070	11/3/09	\$750,000	\$737,000	2120	9	1930	4	4640	N	N	3011 W VIEWMONT WAY W
005	222503	9117	3/3/08	\$940,000	\$753,000	1720	9	1960	3	7800	N	N	3959 W BARRETT LN
005	137080	3040	5/28/09	\$836,500	\$782,000	1910	9	1940	4	5500	N	N	2006 36TH AVE W
005	323810	0021	1/17/08	\$1,047,000	\$825,000	2140	9	1948	4	8638	Y	N	2838 39TH AVE W
005	106900	0010	1/27/09	\$930,000	\$836,000	1760	9	1941	5	8180	Y	N	2855 W VIEWMONT WAY W
005	202120	0660	12/11/09	\$848,000	\$843,000	2870	9	1927	4	5000	Y	N	1560 29TH AVE W
005	503730	0095	10/14/09	\$879,250	\$859,000	2480	9	1913	4	8625	Y	N	1523 THORNDYKE AVE W
005	137080	2055	10/3/08	\$1,000,000	\$865,000	1810	9	1956	4	5350	Y	N	2553 CRESTMONT PL W
005	327180	0465	7/1/09	\$930,000	\$879,000	1980	9	1961	4	6000	N	N	3055 44TH AVE W
005	137080	0063	9/9/09	\$920,000	\$889,000	2520	9	1972	4	6348	N	N	2024 CONSTANCE DR W
005	137380	0200	3/12/08	\$1,125,000	\$905,000	1950	9	1934	4	5617	Y	N	2811 42ND AVE W
005	202120	0365	7/22/09	\$1,012,500	\$964,000	1850	9	1932	5	5000	Y	N	3000 W HAYES ST
005	137380	0265	12/5/08	\$1,100,000	\$972,000	1700	9	1930	3	5991	Y	N	2832 42ND AVE W
005	137380	0075	5/1/09	\$1,050,000	\$974,000	2290	9	1967	4	7267	Y	N	2834 44TH AVE W
005	327180	0880	4/16/08	\$1,210,000	\$986,000	1820	9	1941	3	5800	Y	N	4216 W BARRETT ST
005	137080	1665	6/25/08	\$1,225,000	\$1,023,000	2040	9	1930	4	6700	Y	N	2500 W VIEWMONT WAY W
005	137380	0140	8/19/08	\$1,275,000	\$1,086,000	2360	9	1941	4	6300	Y	N	2854 43RD AVE W
005	137080	1425	12/14/09	\$1,100,000	\$1,094,000	2140	9	1938	4	4203	Y	N	2533 CRANE DR W
005	136430	0273	7/21/08	\$1,997,000	\$1,684,000	2910	9	2004	3	8647	Y	N	4731 W BERTONA ST
005	327180	0760	8/3/09	\$770,000	\$736,000	2310	10	1986	3	4060	Y	N	3008 44TH AVE W
005	137080	1520	10/22/08	\$900,000	\$784,000	1990	10	1937	3	4815	Y	N	2471 42ND AVE W
005	503730	0255	4/14/09	\$1,000,000	\$922,000	2610	10	2005	3	5750	Y	N	1533 MAGNOLIA WAY W
005	202120	0360	11/19/09	\$1,020,000	\$1,007,000	2950	10	1996	3	5000	N	N	1711 30TH AVE W
005	136430	0045	9/22/09	\$1,104,200	\$1,071,000	2330	10	1983	3	9900	Y	Y	2307 PERKINS LN W
005	202120	0115	4/11/08	\$1,450,000	\$1,179,000	2820	10	2004	3	5000	Y	N	1810 30TH AVE W
005	327130	0050	12/14/09	\$1,360,000	\$1,353,000	3140	10	1987	3	10500	N	N	3228 MAGNOLIA BLVD W
005	137380	0230	4/21/09	\$1,465,000	\$1,354,000	2960	10	2005	3	6773	Y	N	2853 42ND AVE W
005	106900	0060	3/2/09	\$1,700,000	\$1,546,000	2690	10	1939	5	8549	Y	N	2811 VIEWMONT WAY W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	106800	0100	7/28/09	\$1,095,000	\$1,044,000	2760	11	1984	3	7054	N	N	2828 VIEWMONT WAY W
005	137080	1000	8/12/08	\$1,557,000	\$1,323,000	2830	11	1927	5	5500	Y	N	2412 MAGNOLIA BLVD W
005	137080	1390	4/23/08	\$1,900,000	\$1,552,000	2500	11	1928	5	5136	Y	N	4256 W GLENMONT LN
005	137080	0310	7/8/08	\$2,300,000	\$1,930,000	2270	11	2007	3	4668	Y	N	2211 VIEWMONT WAY W
007	087100	1855	9/10/09	\$340,000	\$329,000	870	6	1948	4	6122	N	N	3457 40TH AVE W
007	087100	0485	11/20/09	\$346,000	\$342,000	780	6	1943	3	5102	N	N	3419 37TH AVE W
007	691770	0180	1/20/09	\$385,000	\$345,000	740	6	1944	3	4800	N	N	4038 31ST AVE W
007	682210	0125	9/29/09	\$373,000	\$363,000	1220	6	1915	3	6000	N	N	3249 34TH AVE W
007	691770	0820	5/21/09	\$390,000	\$364,000	830	6	1942	3	4500	N	N	3822 30TH AVE W
007	682110	0185	7/23/08	\$440,000	\$371,000	1100	6	1908	4	6000	N	N	4002 34TH AVE W
007	423540	0825	2/12/08	\$468,000	\$372,000	800	6	1944	4	5400	N	N	4215 33RD AVE W
007	682110	0125	10/1/08	\$430,000	\$372,000	780	6	1944	4	4800	N	N	3301 W ELMORE ST
007	691770	0195	2/22/08	\$475,000	\$379,000	1140	6	1944	4	4800	N	N	4026 31ST AVE W
007	691770	0815	5/28/09	\$415,000	\$388,000	820	6	1942	4	4500	N	N	3826 30TH AVE W
007	691770	0795	12/18/09	\$425,000	\$423,000	820	6	1942	3	4500	N	N	3844 30TH AVE W
007	682210	0210	4/9/09	\$470,000	\$433,000	860	6	1910	4	6000	N	N	3238 35TH AVE W
007	682210	0395	7/28/09	\$260,000	\$248,000	1200	7	1950	3	4340	N	N	3200 W DRAVUS ST
007	682110	2379	5/6/09	\$278,000	\$258,000	930	7	1945	4	1804	N	N	3052 31ST AVE W
007	682110	2385	11/19/09	\$265,000	\$262,000	900	7	1945	3	1818	Y	N	3058 31ST AVE W
007	682110	2386	9/23/09	\$284,500	\$276,000	880	7	1945	3	1722	Y	N	3056 31ST AVE W
007	682110	2380	4/13/09	\$300,000	\$277,000	1250	7	1945	4	1830	Y	N	3050 31ST AVE W
007	682110	0340	10/7/08	\$345,000	\$299,000	960	7	1944	3	6000	N	N	4022 35TH AVE W
007	682210	0040	4/22/08	\$385,000	\$314,000	1240	7	1909	3	6000	N	N	3219 35TH AVE W
007	137080	4186	3/22/09	\$349,900	\$320,000	960	7	1948	3	5400	N	N	2527 PIEDMONT PL W
007	682110	0526	7/17/09	\$348,000	\$331,000	1200	7	1941	3	6000	N	N	3831 35TH AVE W
007	682110	0605	9/3/09	\$347,000	\$335,000	870	7	1948	4	5760	N	N	3844 36TH AVE W
007	691770	0865	5/22/08	\$412,000	\$340,000	840	7	1948	3	4800	N	N	3849 30TH AVE W
007	682110	0325	2/14/08	\$430,000	\$342,000	1260	7	1944	4	6000	N	N	4006 35TH AVE W
007	666200	0050	12/26/08	\$386,952	\$344,000	1330	7	1940	3	5587	N	N	3908 W PROSPER ST
007	682110	1560	3/10/08	\$429,950	\$346,000	970	7	1943	5	5760	N	N	3420 36TH AVE W
007	423540	1015	2/20/08	\$450,000	\$359,000	1150	7	1924	4	4800	N	N	4221 32ND AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682110	1465	3/4/09	\$395,000	\$359,000	1730	7	1910	3	6000	N	N	3644 36TH AVE W
007	691770	1055	9/24/08	\$416,000	\$359,000	960	7	1940	3	7200	N	N	3815 31ST AVE W
007	812770	0211	2/11/09	\$400,000	\$362,000	1070	7	1927	3	5200	Y	N	2523 29TH AVE W
007	137780	0010	10/7/08	\$425,000	\$368,000	1190	7	1943	3	7000	N	N	2806 36TH AVE W
007	087100	0305	5/13/08	\$450,000	\$370,000	1070	7	1952	3	5102	Y	N	3427 36TH AVE W
007	058200	0220	2/14/09	\$415,000	\$375,000	930	7	1951	3	4800	N	N	3615 31ST AVE W
007	682110	1585	9/18/08	\$440,000	\$379,000	1000	7	1943	4	5760	N	N	3444 36TH AVE W
007	058200	0135	5/12/09	\$411,000	\$382,000	960	7	1945	4	6000	N	N	3015 W EMERSON ST
007	087100	1686	7/28/08	\$453,000	\$383,000	1080	7	1946	3	5000	N	N	4013 W EMERSON ST
007	682110	1761	7/28/08	\$455,000	\$385,000	1360	7	2008	3	1459	N	N	3427 B 33RD AVE W
007	682110	0340	12/1/09	\$393,000	\$389,000	960	7	1944	3	6000	N	N	4022 35TH AVE W
007	894110	0195	7/21/09	\$414,000	\$394,000	1020	7	1947	3	5816	N	N	3630 39TH AVE W
007	682110	1762	6/5/08	\$474,500	\$394,000	1360	7	2008	3	1432	N	N	3427 A 33RD AVE W
007	058200	0423	6/23/09	\$419,950	\$396,000	960	7	1950	3	3750	N	N	2815 W TILDEN ST
007	682210	0655	8/26/09	\$412,000	\$396,000	1000	7	1946	3	6840	N	N	3042 34TH AVE W
007	682210	0130	3/14/08	\$495,000	\$398,000	1030	7	1944	3	6000	N	N	3245 34TH AVE W
007	682210	0695	10/27/09	\$406,500	\$399,000	1330	7	1941	3	6000	N	N	3027 34TH AVE W
007	812770	0825	9/1/09	\$424,000	\$409,000	2120	7	1925	3	4387	Y	N	2401 28TH AVE W
007	812770	0130	1/30/08	\$519,000	\$411,000	1020	7	1938	3	4640	N	N	2532 29TH AVE W
007	137080	4169	10/9/09	\$425,000	\$414,000	960	7	1948	4	5400	N	N	2515 PIEDMONT PL W
007	058200	0097	12/14/09	\$420,000	\$418,000	950	7	1948	3	6000	N	N	3712 30TH AVE W
007	504230	0070	7/13/09	\$440,000	\$418,000	780	7	1949	3	4260	N	N	3022 W RAYE ST
007	058200	0219	6/17/09	\$445,000	\$419,000	930	7	1951	3	4800	N	N	3617 31ST AVE W
007	691770	0980	12/20/09	\$420,000	\$419,000	1030	7	1941	4	6000	N	N	3816 31ST AVE W
007	087100	1195	6/5/09	\$449,000	\$421,000	1810	7	1939	3	4684	N	N	3806 W BERTONA ST
007	682110	1260	7/23/09	\$442,000	\$421,000	910	7	1915	3	6000	N	N	3643 34TH AVE W
007	058200	0015	1/7/08	\$549,000	\$431,000	1230	7	1957	3	5040	N	N	3711 28TH AVE W
007	058200	0424	12/1/08	\$490,000	\$432,000	1130	7	1922	4	5250	N	N	3622 29TH AVE W
007	682110	1350	8/20/09	\$450,000	\$432,000	1410	7	1916	4	6000	N	N	3646 35TH AVE W
007	682160	0450	8/3/09	\$464,000	\$443,000	1050	7	1945	4	6000	Y	N	3008 30TH AVE W
007	701070	0645	6/30/09	\$473,500	\$448,000	940	7	1954	4	4000	N	N	4330 32ND AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	087100	0425	12/8/09	\$455,000	\$452,000	1210	7	1951	3	6122	Y	N	3409 37TH AVE W
007	137730	0135	9/23/08	\$526,000	\$453,000	1100	7	1941	4	6240	N	N	2649 35TH AVE W
007	682110	1601	5/22/09	\$485,000	\$453,000	1160	7	1969	3	6000	N	N	3409 W RUFFNER ST
007	087100	0246	10/10/08	\$525,000	\$455,000	1040	7	1964	4	5102	N	N	3443 36TH AVE W
007	682160	0240	9/8/08	\$540,000	\$463,000	980	7	1940	4	6000	N	N	3240 29TH AVE W
007	232503	9059	4/28/09	\$510,000	\$472,000	1110	7	1941	5	7020	Y	N	2850 30TH AVE W
007	682160	0155	9/11/08	\$550,000	\$472,000	1470	7	1942	4	6000	N	N	3241 28TH AVE W
007	503530	0370	10/20/08	\$545,000	\$474,000	1090	7	1942	3	7206	N	N	3439 42ND AVE W
007	894110	0100	7/17/09	\$499,000	\$474,000	1070	7	1945	4	6224	N	N	3620 38TH AVE W
007	682110	1355	6/12/08	\$575,000	\$478,000	1510	7	1908	4	5040	N	N	3654 35TH AVE W
007	087100	0475	8/26/09	\$500,000	\$481,000	1020	7	1943	4	5102	N	N	3427 37TH AVE W
007	087100	0618	9/2/09	\$499,500	\$482,000	890	7	1949	3	4458	N	N	3717 W RUFFNER ST
007	682110	2340	1/2/08	\$620,000	\$486,000	2240	7	1945	3	6600	N	N	3006 31ST AVE W
007	682110	0915	3/28/08	\$615,000	\$497,000	1150	7	1945	3	6000	N	N	3811 32ND AVE W
007	682210	0795	3/11/09	\$550,000	\$502,000	1580	7	1910	3	6000	N	N	3047 35TH AVE W
007	423540	0960	7/21/09	\$540,000	\$514,000	950	7	1942	3	4800	N	N	4220 33RD AVE W
007	682110	1175	8/20/09	\$535,000	\$514,000	1390	7	1921	4	6000	N	N	3605 33RD AVE W
007	691770	0965	10/16/09	\$535,000	\$523,000	1470	7	1940	3	6480	N	N	3826 31ST AVE W
007	691770	1070	4/23/08	\$650,000	\$531,000	1110	7	1940	4	7200	N	N	3803 31ST AVE W
007	503530	0055	1/11/08	\$679,000	\$534,000	1160	7	1940	3	6435	N	N	3600 41ST AVE W
007	682160	0460	11/10/09	\$600,000	\$591,000	1100	7	1945	4	6600	Y	N	3016 30TH AVE W
007	128830	0070	4/28/08	\$742,700	\$608,000	1010	7	1940	3	5580	Y	N	2624 31ST AVE W
007	058200	0573	12/3/08	\$465,000	\$411,000	1300	8	1951	3	6000	Y	N	2921 W RUFFNER ST
007	142503	9007	2/20/09	\$462,000	\$419,000	950	8	1947	3	6400	N	N	3002 32ND AVE W
007	119300	0485	2/25/09	\$485,000	\$440,000	1560	8	1930	3	6000	Y	N	2864 29TH AVE W
007	504230	0195	12/3/08	\$505,000	\$446,000	1250	8	1934	4	5900	Y	N	2636 29TH AVE W
007	812770	0860	10/17/08	\$513,000	\$446,000	1060	8	1950	3	4600	N	N	2424 29TH AVE W
007	813570	0015	9/30/08	\$520,000	\$449,000	1240	8	1950	3	6223	Y	N	2830 30TH AVE W
007	682110	0875	8/18/09	\$470,000	\$451,000	1290	8	1951	3	6000	N	N	3849 32ND AVE W
007	682110	2325	4/2/09	\$509,000	\$468,000	1740	8	1994	4	3090	Y	N	3005 30TH AVE W
007	503530	0565	8/22/08	\$550,000	\$469,000	1660	8	1938	3	5000	N	N	3526 43RD AVE W

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Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	128830	0005	6/30/08	\$580,000	\$485,000	1080	8	1949	3	5580	N	N	2638 32ND AVE W
007	682110	0740	5/21/08	\$588,000	\$485,000	1060	8	2008	3	3000	N	N	3309 W THURMAN ST
007	087100	1550	8/27/09	\$505,000	\$486,000	1350	8	1959	3	6122	N	N	3630 40TH AVE W
007	503530	0572	12/15/08	\$550,000	\$488,000	1370	8	1937	3	4912	N	N	3615 MAGNOLIA BLVD W
007	222503	9091	4/21/08	\$609,000	\$497,000	1170	8	1946	4	5462	N	N	2827 36TH AVE W
007	736960	0115	7/28/08	\$588,750	\$498,000	1620	8	1939	3	6967	N	N	3428 42ND AVE W
007	286460	0435	2/21/08	\$629,000	\$502,000	1300	8	1963	3	4612	N	N	3220 ARAPAHOE PL W
007	736960	0020	4/27/09	\$567,500	\$526,000	1140	8	1941	3	5407	N	N	3420 VIEWMONT WAY W
007	087100	0445	10/12/09	\$540,000	\$527,000	2560	8	1940	4	5102	N	N	3714 W BERTONA ST
007	812770	0760	2/14/08	\$670,000	\$533,000	1490	8	1930	3	3825	Y	N	2448 30TH AVE W
007	504230	0175	12/19/09	\$549,250	\$547,000	1500	8	1936	3	6916	Y	N	2627 29TH AVE W
007	058200	0560	2/1/08	\$700,000	\$555,000	1800	8	1941	5	6000	N	N	3511 29TH AVE W
007	682160	0280	6/10/08	\$667,500	\$555,000	1300	8	1942	3	6000	N	N	3029 28TH AVE W
007	682210	0185	9/25/09	\$580,000	\$563,000	2870	8	1989	3	6000	N	N	3212 35TH AVE W
007	503530	0610	3/3/08	\$708,935	\$568,000	1350	8	1938	3	6000	N	N	3510 43RD AVE W
007	894110	0205	10/5/09	\$600,000	\$584,000	1510	8	1959	4	5510	N	N	3642 39TH AVE W
007	682110	1330	7/7/09	\$620,000	\$587,000	1970	8	1927	4	6000	N	N	3628 35TH AVE W
007	503530	0320	4/23/09	\$640,000	\$592,000	1540	8	1957	3	7235	N	N	3644 MAGNOLIA BLVD W
007	812770	0215	10/15/08	\$695,000	\$604,000	1310	8	1932	3	4200	Y	N	2521 29TH AVE W
007	087100	1160	7/21/09	\$640,000	\$609,000	1500	8	1959	4	6122	N	N	3420 39TH AVE W
007	503530	0335	10/22/09	\$625,000	\$612,000	1430	8	1957	3	6998	N	N	3718 MAGNOLIA BLVD W
007	736960	0130	12/7/09	\$617,250	\$613,000	1700	8	1950	4	5193	N	N	3414 42ND AVE W
007	682110	1690	2/14/08	\$775,000	\$617,000	2290	8	2005	3	6000	N	N	3422 35TH AVE W
007	812770	0105	5/21/08	\$750,000	\$619,000	1960	8	1936	3	4640	Y	N	2514 29TH AVE W
007	682160	0365	6/9/09	\$702,000	\$659,000	1660	8	1929	4	6000	N	N	3048 29TH AVE W
007	235180	0005	9/29/09	\$705,000	\$685,000	1380	8	1961	3	4100	N	N	3801 W BERTONA ST
007	087100	1105	9/1/09	\$735,000	\$708,000	2100	8	1933	3	7143	Y	N	3427 38TH AVE W
007	682110	0455	7/30/09	\$780,000	\$744,000	2380	8	1997	3	6000	N	N	4016 36TH AVE W
007	087100	0505	12/21/09	\$835,000	\$832,000	2060	8	2007	3	4592	N	N	3416 38TH AVE W
007	682110	2377	3/6/09	\$461,400	\$420,000	1240	9	2008	3	1487	N	N	3054B 31ST AVE W
007	682110	2378	2/19/09	\$464,000	\$420,000	1240	9	2008	3	1482	N	N	3054A 31ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682110	2384	5/18/09	\$464,000	\$433,000	1240	9	2008	3	1559	N	N	3060 31ST AVE W
007	222503	9092	5/19/09	\$520,000	\$485,000	1830	9	1945	3	7600	N	N	2811 36TH AVE W
007	682110	2316	9/4/08	\$585,000	\$501,000	1792	9	2005	3	1504	N	N	3017 A 30TH AVE W
007	682110	2312	4/10/08	\$618,000	\$502,000	1710	9	2006	3	1472	N	N	3027 B 30TH AVE W
007	503530	0260	7/6/09	\$700,000	\$663,000	1870	9	1930	3	6396	N	N	3625 VIEWMONT WAY W
007	503530	0030	5/5/08	\$830,000	\$681,000	1660	9	1956	4	6000	N	N	3627 ARAPAHOE PL W
007	701070	0375	5/21/09	\$730,000	\$681,000	2640	9	2006	3	4000	N	N	3125 W MANSELL ST
007	503530	0235	5/28/09	\$765,000	\$716,000	1720	9	1954	3	6000	N	N	3657 VIEWMONT WAY W
007	137080	3705	10/2/08	\$900,000	\$778,000	2700	9	2005	3	6000	N	N	2419 34TH AVE W
007	504080	0090	9/18/09	\$870,000	\$843,000	2160	9	1965	4	6150	Y	N	3026 38TH AVE W
007	503530	0870	8/21/08	\$990,000	\$844,000	1920	9	1962	3	6965	N	N	3616 PERKINS LN W
007	286460	0326	3/27/08	\$1,199,000	\$970,000	3250	9	2007	3	4100	N	N	3208 40TH AVE W
007	235180	0075	11/23/09	\$1,410,000	\$1,394,000	2980	9	2006	3	6630	Y	N	3309 37TH AVE W
007	812770	0065	6/20/08	\$1,695,000	\$1,413,000	2730	10	2006	3	9280	Y	N	2517 28TH AVE W
007	503530	0495	12/22/09	\$1,440,000	\$1,436,000	3970	10	2008	3	7657	N	N	3715 MAGNOLIA BLVD W
007	503530	0475	11/20/09	\$1,325,000	\$1,308,000	3260	12	2002	3	7599	N	N	3406 MAGNOLIA BLVD W

Improved Sales Removed from this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	102503	9123	6/26/09	\$562,000	PREVIMP<=25K
001	102503	9127	4/11/08	\$1,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	102503	9193	7/28/08	\$925,000	DIAGNOSTIC OUTLIERS
001	102503	9228	5/28/08	\$58,125	QUIT CLAIM DEED
001	102503	9323	5/6/08	\$380,000	DOR RATIO
003	026900	0165	4/29/08	\$739,000	RELOCATION - SALE TO SERVICE
003	026900	0260	8/26/08	\$685,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	026900	0745	8/11/08	\$575,000	PERCENT COMPLETE CODED
003	026900	1180	2/24/09	\$520,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	036900	0970	12/18/08	\$410,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	119200	0091	2/13/08	\$733,000	PERCENT COMPLETE CODED
003	119300	0390	6/18/08	\$1,225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232130	0295	2/9/09	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	232630	0015	7/17/09	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277060	0330	2/11/08	\$552,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277060	0495	5/14/08	\$542,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	277060	0625	7/2/09	\$389,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277060	0647	8/12/08	\$122,402	QUIT CLAIM DEED
003	277060	0660	6/22/09	\$485,000	IMP COUNT
003	277060	0700	3/13/08	\$780,000	IMP COUNT
003	277060	0841	11/10/09	\$510,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	277060	1540	5/20/08	\$580,000	PREVIMP<=25K
003	277060	1697	4/21/09	\$348,000	RELOCATION - SALE TO SERVICE
003	277060	1776	8/4/09	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	277060	1779	11/13/09	\$369,950	PERCENT COMPLETE CODED
003	277060	2020	5/17/09	\$390,000	QUIT CLAIM DEED
003	277110	1990	10/14/09	\$348,000	IMP COUNT
003	277160	3085	1/22/08	\$670,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277160	3665	9/30/09	\$230,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	277160	3895	12/15/08	\$940,000	RELOCATION - SALE TO SERVICE
003	277160	4655	2/28/08	\$604,000	DIAGNOSTIC OUTLIERS
003	423790	1380	1/12/09	\$615,000	RELOCATION - SALE TO SERVICE
003	423790	1425	1/26/09	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	691770	0356	10/13/09	\$345,000	PREVIMP<=25K
003	693360	0255	10/19/09	\$355,000	OBSOLESCENCE CODED
003	924190	0135	11/12/08	\$640,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	106800	0035	5/18/09	\$840,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	106900	0155	8/12/09	\$789,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	136430	0283	3/10/08	\$665,000	PREVIMP<=25K
005	137080	0440	10/7/09	\$805,000	DIAGNOSTIC OUTLIERS
005	137080	1685	8/17/09	\$1,000,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137080	1790	10/8/09	\$1,210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	137080	2480	4/2/09	\$792,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137080	2630	11/20/08	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137380	0025	4/18/08	\$1,285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	137380	0025	3/26/08	\$1,440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	137380	0055	1/15/08	\$837,500	CORPORATE AFFILIATES; NO MARKET EXPOSURE
005	137380	0055	1/15/08	\$837,500	SEGREGATION AND/OR MERGER
005	137380	0315	4/21/08	\$1,250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	187750	0100	5/20/09	\$1,349,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	202120	0130	10/1/08	\$420,000	EXEMPT FROM EXCISE TAX
005	202120	0555	11/21/08	\$965,000	UNFINISHED AREA CODED
005	202120	0615	2/27/09	\$907,537	EXEMPT FROM EXCISE TAX
005	202120	1055	11/24/08	\$657,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	232130	0435	12/11/08	\$664,000	QUIT CLAIM DEED
005	327130	0475	8/26/08	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	327130	0770	4/21/09	\$406,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	327130	0770	2/4/09	\$549,000	EXEMPT FROM EXCISE TAX
005	327180	0595	3/20/09	\$1,900,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	327180	0890	6/4/08	\$862,500	TEAR DOWN
005	503730	0095	10/1/09	\$972,500	RELOCATION - SALE TO SERVICE
005	503730	0220	7/1/09	\$534,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	503930	0005	11/24/08	\$730,000	OBSOLESCENCE CODED
005	503930	0195	10/7/09	\$406,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	555330	0015	8/4/08	\$1,560,000	IMP COUNT
007	058200	0796	7/6/09	\$490,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	128830	0015	2/8/08	\$530,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	137080	4040	3/28/08	\$517,500	DOR RATIO
007	137730	0251	8/11/08	\$403,260	RELATED PARTY, FRIEND, OR NEIGHBOR
007	137780	0045	3/13/08	\$188,960	QUIT CLAIM DEED
007	222503	9075	6/27/08	\$334,000	EXEMPT FROM EXCISE TAX
007	222503	9076	7/31/09	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	222503	9095	10/29/08	\$205,000	DOR RATIO
007	232503	9059	4/28/09	\$510,000	RELOCATION - SALE TO SERVICE
007	504230	0145	11/18/09	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	682110	1356	4/24/08	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	682110	1575	10/8/09	\$790,000	OBSOL
007	682210	0435	7/17/09	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	682210	0461	5/21/08	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	682210	0625	6/12/09	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	682310	0032	3/12/08	\$415,000	DIAGNOSTIC OUTLIERS
007	691770	0770	7/2/09	\$215,540	QUIT CLAIM DEED
007	691770	0795	9/2/08	\$275,573	DIAGNOSTIC OUTLIERS
007	812770	0227	7/23/09	\$533,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	812770	0301	9/3/09	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	812770	0335	2/23/09	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis
Area 11

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front

None

***Vacant Sales Removed from this Annual Update Analysis
Area 11***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	026900	0985	04/21/2008	\$ 600,000	TEAR DOWN
005	137080	0515	01/07/2008	\$ 950,000	TEAR DOWN
005	327130	0315	05/20/2008	\$ 530,000	TEAR DOWN
005	503530	0943	07/28/2008	\$1,350,000	TEAR DOWN
007	682210	0045	04/10/2008	\$ 400,670	TEAR DOWN

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.



King County

Department of Assessments

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor